



Oldbury Close, Camberley

- 3 Bedroom Detached
- Separate Large Living Room
- Large Private Driveway
- Over 1,200 SqFt
- Brand New Kitchen Diner
- Ensuite
- Garage
- WC

Offers In Excess Of £525,000

Tenure: Freehold

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Oldbury Close, Camberley

DESCRIPTION

This exciting new listing presents a beautifully upgraded three double bedroom linked-detached home, offering generous living space of over 1,200 sq ft and ideal for modern family living.

The property has been thoughtfully improved throughout, featuring a brand new contemporary kitchen and stylish new flooring across the hallway, WC and kitchen diner. A spacious and separate living room provides the perfect setting for relaxation, while the impressive rear extension significantly enhances the overall living space, creating a bright and versatile home environment.

Upstairs, the property boasts three well-proportioned double bedrooms, including a superb main bedroom with its own private en-suite. A modern family bathroom serves the remaining bedrooms, while a convenient downstairs WC adds further practicality.

Externally, the home benefits from a large private rear garden, ideal for entertaining or family use, along with a substantial private driveway and garage providing ample off-road parking.

This is a fantastic opportunity to acquire a spacious, move-in-ready home in excellent condition, combining modern upgrades with generous proportions throughout.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1203 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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